

## DEFINITIONS

### 1. PURPOSE

This Article provides definitions for terms and phrases used in this Code that are specialized or technical in nature or that otherwise may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provisions of the County Code, these definitions shall control for the purposes of this Code. If a term is not defined in this Article, then the Director shall determine the correct definition. Items in italics refer to Articles, Sections, or Tables in this Code.

### 2. DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

**Accessory Unit:** a studio or one-bedroom residential unit not greater than 625 square feet sharing ownership and utility connections with a primary building. Accessory units may or may not be within an outbuilding.

**Affordable Housing:** dwellings consisting of rental or for-sale units that are priced for renters and homeowners with incomes 80% (moderate), 50% (low), or 30% (very low) of the median.

**Agricultural Anaerobic Digester:** the conversion of agricultural organic matter into energy through a series of processes in which microorganisms break down the biodegradable agricultural material in the absence of oxygen.

**Agricultural Plots:** designated areas of land for agricultural uses.

**Agricultural Related Special Needs Camp:** an establishment primarily engaged in operating a camp for youths with special needs due to a disability, as defined by the American with Disabilities Act of 1990, or due to medical conditions, that engages in activities that are related to or coexist

with agriculture and agricultural activities onsite. Agriculture-related special needs camps do not include establishments that have as a primary purpose the treatment of addictions, correctional or disciplinary training, or housing for homeless persons.

**Agricultural Training Facility:** an establishment developed for use by the property owner, its employees, and/or agricultural trainees for training activities which are related to or supportive of the agricultural use of the property and surrounding agricultural activities. Agriculture training facilities may include overnight lodging, meeting rooms, and educational activities.

**Airport/Heliport:** any runway, landing area or other facility, excluding facilities for the primary use of the individual property owner which are classified as helistops, designed or used by public carriers or private aircraft for the landing and taking off of aircraft, including the following associated facilities: (A) Taxiways; (B) Aircraft storage and tie-down areas; (C) Hangars; (D) Servicing; and (E) Passenger and air freight terminals.

**Amusement/Recreation Services:** an establishment engaged in the entertainment and recreation of its patrons, including golf facilities, indoor paintball, and amusement parks.

**Alcohol Service/Sales:** the serving and/or sales of alcohol.

**Alley:** a street type that is located adjacent to internal side and rear property lines. Alleys generally provide access service areas, parking, outbuildings, and utility easements.

**Apartment:** a residential unit sharing a building and a lot with other units and/or uses. Apartments may be for rent, or for sale as a condominium.

**Appliance/Equipment Repair:** an establishment engaged in repairing appliances and other equipment. Such establishments may include the sale of associated items.

**Aquaculture:** the farming of freshwater and saltwater organisms including mollusks, crustaceans and aquatic plants. Aquaculture is different than fishing because it involves the cultivation of aquatic populations under controlled conditions.

**Arboretum:** a collection of trees, such as in a botanical garden.

**Arcades (Indoor):** an establishment that provides 5 or more pinball machines, video games, or other such player-operator amusement devices (excluding juke boxes or gambling-related machines) to its patrons.

**Artist Studio:** an establishment in which artists may create their work.

**Asphalt/Concrete Mixtures and Block:** the conversion of mineral resources to create building materials such as asphalt, cement and concrete mixtures, concrete block and pavers.

**Auto Dealers:** an establishment engaged in the retail sale of automobiles.

**Awning:** a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade or shelter.

**Balcony:** a platform that projects from an upper floor of a building.

**Basement:** a building floor that is below the ground floor.

**Bay Window:** a projection from a building facade that include multiple window panes on multiple planes. Bay windows generally consist of three sides.

**Bed and Breakfast:** a lodging establishment that includes bedrooms for paying guests in a primary and/or accessory building. Meal service is often provided to guests spending the night in the establishment.

**Bike Lane:** a dedicated lane within a street that is used for cycling and is demarcated by lane striping and/or a special coloring (such as a blue lane) to increase visibility. Bike lanes are generally used on streets with slow-to-moderate or moderate vehicular speeds.

**Bike Route:** a street suitable for the shared use of bicycles and automobiles moving at low speeds. Bike routes are demarcated with “sharrow” pavement markings on the travel lane and signage. Bike routes are generally used on streets with slow and slow-to-moderate vehicular speeds.

**Bioswale:** an extended rain garden that sometimes runs the length of the block.

**Block:** the aggregate of private lots, civic spaces, and alleys that are circumscribed by streets.

**Block Face:** the aggregate length of all front and external side property lines on a side of a block.

**Block Size:** the aggregate length of all block faces within a block.

**BTZ:** see Build-to-Zone.

**Bus Rapid Transit:** a bus system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

**Build-to-Zone:** the area in which a facade shall be constructed.

**Bulbout:** an extension of the sidewalk into the parking lane at intersection and mid-block crosswalks. Bulbouts reduce the length of pedestrian crossings and help to slow vehicle traffic.

**By Right:** a use or other element that complies with this Regulating Code and is permitted and will be processed administratively, without a public hearing, variance, or warrant.

**Civic Building:** a building operated by non-profit organizations dedicated to arts, culture, education, or recreation, government, transit, and municipal parking, or for use approved by the County Council.

**Civic Space:** an outdoor area dedicated for public use. Civic spaces are defined by the combination of certain physical constants, including the relationships among their intended use, size, landscaping, amenities, and associated buildings.

**Clustered Land Development:** a new community type that provides development in clusters or groupings and preserves open space areas as T1, including all areas to be protected and preserved by the King County Critical Areas Ordinance (Chapter 21A.24 of the King County Code). Remaining areas may be designated as a variety of other transect zones, with new development that is generally clustered around (but not within) preserved areas.

**Communication Facility:** a communication facility for transmission and reception of: (A) Two-way and/or citizen band ("CB") radio signals; (B) Point-to-point microwave signals; (C) Cellular radio signals; (D) Signals through FM radio translators; (E) Signals through FM radio boosters under ten watts effective radiated power ("ERP"); (G) UHF and VHF television signals; or (H) FM or AM radio signals.

**Community Garden:** a piece of land on which a group of people may garden. Community gardens are often divided into several plots, which are assigned to group members.

**Community Residential Facility:** living quarters that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified in the King County Code Section 21A.08.050 as health services, and excluding a secure community transition facility. For domestic violence shelters, minors living with a parent shall not be counted as part of the maximum number of residents. Community residential facilities are classified as: (A) Community Residential Facility I: 9 to 10 residents and staff; (B) Community Residential Facility II: 11 or more residents and staff. If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of sub-classifying community residential facilities.

**Conditional Use Permit:** a permit granted by the County to locate a permitted use on a particular property subject to conditions placed on the permitted use to ensure compatibility with nearby land uses, in compliance with Section 21A.06.230 of the Zoning Code.

**Curb:** the edge of the vehicular pavement (travel lane, bike lane, or on-street parking) that may be raised or flush to a gutter or swale. Curbs usually incorporate the drainage system and are flush with the sidewalk (if provided).

**Day Care:** an establishment for group care of non-resident adults or children, including adult day health centers or social day care, nursery schools for children, private kindergartens or pre-kindergartens (not a part of a school), and programs covering after school care for children. Day

care establishments are classified as: (1) Daycare I : a maximum of 12 adults or children in any 24 hour period; and (2) Daycare II : over 12 adults or children in any 24 hour period.

**Density:** the number of dwelling units within a standard measure of land area. Density is usually represented in dwelling units per acre.

**Department Store:** an establishment engaged in the retail sale of a variety of lines of merchandise, such as: dry goods, apparel and accessories, home furnishings, and housewares.

**Design Speed:** the velocity at which a street tends to be driven without the constraints of signage or enforcement. There are 5 ranges of speed: Very Slow (less than 20 MPH); Slow (20-25 MPH); Slow-to-Moderate (25-30 MPH); Moderate: (30-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

**Developable Areas:** lands other than those in the (T1) Natural Transect Zone.

**Dog Training Facility:** a place for the training of dogs for discipline, agility and other purposes.

**Dormitory:** a residential building that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking and recreation or bathing facilities.

**Driveway:** a vehicular lane within a lot, often leading to a garage.

**Drug Store/Pharmacy:** an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

**Eating and Drinking Places:** an establishment engaged in the retail sale of food and beverages for consumption on-site or for take-out.

**Effective Turning Radius:** the measurement of the inside turning radius taking into account parked vehicles.

**Encroach:** to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

**Encroachment:** any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

**Energy Resource Recovery Facility:** an establishment for recovery of energy in a usable form from mass burning or refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste.

**Expression Line:** a line prescribed at a certain level of a building facade, expressed by a variation in material or by a limited projection such as a molding or balcony.

**Facade:** the exterior wall of a building.

**Farm Product Warehousing, Refrigeration, and Storage:** an establishment engaged in the warehousing, refrigeration, and/or storage of agricultural or farm products.

**Floor:** a habitable level within a building, excluding an attic or basement.

**Food and Kindred Products Manufacturing:** an establishment engaged in the manufacturing or processing foods, beverages, and certain related products, such as manufactured ice, chewing gum, vegetable and animal fats and oils, and prepared feeds for animals and fowls.

**Food Store:** an establishment engaged in the retail sale of food and groceries, excluding eating and drinking places.

**Forecourt:** a private frontage wherein a portion of the facade is close to the property line and the remainder (often the central portion) is set back.

**Forest Supply Sales:** the sale of supplies and equipment for forestry related endeavors.

**Front Property Line:** The property line that is adjacent to a public frontage or civic space. On corner lots, the front property line is determined by the primary building entrance and the address of the primary building.

**Frontage:** the area between a building facade and the outer edges of vehicular pavement (travel lanes, bike lanes, and on-street parking). Frontage is divided into private and public frontage.

**Funeral Home:** an establishment engaged in providing funeral and burial services for deceased persons and their families, such as prepared wakes and funerals and the provision of a chapel.

**Gallery:** a private frontage conventional for commercial uses (especially retail use) wherein the facade is aligned close to the property line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

**General Business Service:** an establishment in which income is generated primarily from customers that receive a service performed on-site. General business service businesses may also generate secondary income from retail sales that are related to the service. General business service businesses include blue printing/copy centers and conference room rentals.

**General Personal Service:** an establishment in which income is generated primarily from customers that receive a service performed on-site. General personal service businesses may also generate secondary income from retail sales that are related to the service. General personal service businesses include hair salons, barber shops, health clubs and gyms, pet grooming, photography studios, massage parlors, tutoring, dance and art instructions, martial arts studios, laundry and dry cleaning services, tattoo parlors/body piercing, counselors, therapist, and blue printing/copy centers.

**Green:** see Neighborhood Park.

**Green Roof:** a building roof partially or completely covered with vegetation and soil, or a growing medium, over a waterproofing membrane.

**Group Housing for Farm Workers:** a residential unit or grouping of residential units for farm workers. Such units may have shared facilities, such as bathrooms and kitchens.

**Growing and Harvesting Forest Products:** growing and harvesting of goods produced, extracted, consumed, gathered, or harvested from a forest including, but not limited to trees, wood chips, logs, fuelwood, cones, Christmas trees, berries, herbs, or mushrooms.

**Growing and Harvesting Crops:** the production and harvesting of crops. Organic methods promote crop rotation, green manure, compost, biological pest control, and mechanical cultivation to maintain soil productivity and control disruptive pests. Organic methods do not use, or place strict limitations on the use of, synthetic fertilizers and pesticides, plant growth regulators, livestock feed additives, and genetically modified organisms.

**Gutter:** the edge of the vehicular pavement (travel lane, bike lane, or on-street parking) that is flush with this surface and usually depressed from the top of the adjacent curb.

**Hardware/Building Supply Store:** an establishment engaged in the retail sale of hardware and/or building supplies.

**Hatchery/Fish Preserve:** an establishment that hatches fish eggs under a controlled environment, or an area set aside for the raising of fish.

**Hotel/Motel:** a lodging establishment where units are accessed from an internal or external hallway. Such establishments may have additional facilities for guests including swimming pools, laundry service and meal service.

**Historic Building:** a building that is listed on the National Register of Historic Places and/or the Washington State Heritage Register or the Washington State Heritage Barn Register.

**Home Industry:** a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence.

**Home Occupation:** a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence.

**Impervious Surface:** surfaces that do not allow water to percolate through.

**Internal Streets:** streets that are located on private property.



**Jail Farm/Camp:** a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility.

**Kennel:** a place where adult dogs are temporarily boarded for compensation, whether or not for training. An adult dog is one of either sex, altered or unaltered, that has reached the age of 6 months.

**Landfill:** a disposal site or part of a site at which refuse is deposited.

**Lightwell:** a private frontage type that is a below-grade entrance or recess designed to allow light into basements.

**Liquor Store:** an establishment in which income is generated primarily from the sale of alcohol.

**Livestock:** grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to: (A) Cattle; (B) Riding and draft horses; (C) Hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as pets or small animals; (D) Sheep; and (E) Goats.

**Livestock Sales:** the sale of livestock but not including auctions.

**Lodging:** premises available for daily and weekly renting of bedrooms.

**Log Storage:** a facility for the open or enclosed storage of logs which may include repair facilities for equipment used on-site or operations offices.

**Lollipop Sign:** a sign mounted on top of a single pole.

**Lot:** a parcel of land defined by property lines within which a building or buildings of unified design are accommodated. The size of a lot is controlled by its width or total square footage.

**Lot Size:** the area (usually represented in square feet or acres) of a lot.

**Lot Width:** the length of the front property line of a lot.

**Manufacturing:** premises available for the creation, assemblage of artifacts, using equipment, and including their retail sale.

**Marquee:** a permanent roof-like structure that projects from the building wall to provide shade and shelter. Marquees may have signs.

**Materials Processing Facility:** a site or establishment, not accessory to a mineral extraction or sawmill use, that is primarily engaged in crushing, grinding, pulverizing or otherwise preparing earth materials, vegetation, organic waste, construction and demolition materials or source separated organic materials and that is not the final disposal site.



**Medical or Dental Lab:** a facility that process tests and other lab work for medical or dental offices and outpatient clinics.

**Medical or Dental Office/Outpatient Clinic:** an office for doctors, dentists, and outpatient treatment and services.

**Mineral Extraction and Processing:** the extraction and processing of minerals including crushing, grinding, pulverizing or otherwise preparing earth materials, vegetation, organic waste, construction and demolition materials or source separated organic materials.

**Mixed-Use:** multiple uses within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by warrant.

**Municipal Water Production:** the collection and processing of surface water through means of dams or other methods of impoundment for municipal water systems.

**Multifamily Residential Unit:** a residential unit provided in the same building as an adjacent unit, often rented by occupants.

**Museum:** an establishment that provides artifacts and works of art to visitors. Museums are often operated by a non-profit organization.

**Neighborhood Park:** a civic space for unstructured recreation, spatially defined by landscaping and streets rather than building frontages.

**New Community:** a new development that follows the standards for clustered land development, traditional neighborhood development, or transit-oriented development.

**Non-Hydroelectric Generation Facility:** an establishment for the generation of electricity by nuclear reaction, burning fossil fuels, or other electricity generation methods.

**Nursery, Garden Center, and Farm Supply Stores:** an establishment primarily engaged in retailing to the general public: (A) Trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools, landscaping materials and other garden supplies; and (B) Animal feeds, fertilizers, agricultural chemicals, pesticides, seeds and other farm supplies.

**Nursing and Personal Care Facilities:** a residential care facility that provide care and services for patients with chronic illnesses, disabilities, and mobility or eating impairments.

**Office:** Any business establishment that provides administrative or clerical work or service-related work that does not require the customer or client to be on site to receive the service. Office uses include banks, financial institutions, and administrative and professional offices for architects, engineers, consultants, marketing agents, travel agents, insurance and real estate agents, and lawyers.

**Oil and Gas Extraction:** the harvesting of oil and gas from the ground.

**Outbuilding:** an accessory building that is usually located toward the rear of the same lot as a primary building. Outbuildings may include an accessory unit and function as a detached garage.

**Outdoor Paintball:** an area where patrons may partake in a game of paintball. Paintball is a sport in which participants eliminate opponents from play by hitting them with paintballs shot from a compressed-gas-powered paintball gun.

**Parking Structure:** a building containing one or more floors of parking above grade.

**Parkway:** the portion of the public frontage that is adjacent to the sidewalks and is landscaped with turf, street trees, sidewalk amenities (such as benches), and other landscaping.

**Planter:** the portion of the public frontage that accommodates street trees, whether continuous or individual. These planters may be provided as a series of tree wells, as parkways, or as swales. Planters on private property refer to elevated beds that accommodate landscaping.

**Playground:** a civic space type designed with play equipment. Playgrounds may be located within another civic space or as standalone facilities.

**Plaza:** a civic space type designed for civic purposes and commercial activities in the more urban transect zones. Plazas are generally paved and spatially defined by building frontages.

**Police Substation:** an establishment that is operated by the police department and includes storage of police vehicles and other police equipment. Police substations include a lobby for citizens and office space for police officers on duty. Police substations may include dormitory units and other amenities for police officers on duty.

**Porch:** an area connected to the ground floor of a building that is covered by a roof, but does not contain glass windows, walls, or fences (except railings and support posts).

**Portico:** a landing adjacent to an entrance covered by a roof structure but not enclosed by a wall.

**Primary Building:** the main building on a lot. If provided, outbuildings are generally located to the rear of the primary building.

**Primary Entrance:** the main point of access for pedestrians into a building.

**Primary Unit:** a residential dwelling unit within the primary building, but not an accessory unit.

**Private Frontage:** the area between the primary building's facade and the front and external side property lines.

**Private Stormwater Management Facilities:** stormwater management facilities that are located on private property and are operated and maintained by a private entity.

**Produce/Flower Stand:** a temporary structured used for the sale of produce and/or flowers.

**Professional Office:** any business establishment that provides administrative or clerical work or service-related work that does not require the customer or client to be on site to receive the service. Office uses include banks, financial institutions, and administrative and professional offices for architects, engineers, consultants, marketing agents, travel agents, insurance and real estate agents, and lawyers.

**Property Line:** the boundary that legally and geometrically demarcates a lot. There are 4 types of property lines: front; external side; internal side; and rear.

**Protected Tree:** all trees 6 inch caliper and larger, and stands of trees consisting of 5 or more trees. The following types of trees shall not be considered protected trees: (A) Damaged or diseased trees; (B) Trees that are dangerous or are a safety risks due to root, trunk, or crown structure failure; (C) Trees that have invasive root systems; (D) Trees that have weak wood prone to breakage; (E) Trees that tend to harbor insect pests, are excluded, including all *Populus* species, all *Alnus* species, all *Salix* species, and all *Platanus* species; and (F) Trees that are proposed for removal for the purpose of allowing solar access to existing structures, or to create pasture land in transect T2A, are excluded.

**Public Agency or Utility Office:** an office for the administration of any governmental or utility activity or program, with no outdoor storage.

**Public Frontage:** the area between the front and external side property lines and the edge (usually the curb face) of the vehicular pavement (travel lane, bike lane, on-street parking).

**Rain Garden:** sunken garden using native plants and sometimes trees.

**Raising Livestock and Small Animals:** the housing and raising of livestock and small animals.

**Regional Park:** a civic space type that is a natural preserve available for unstructured recreation.

**Regulating Plan:** a zoning map or set of maps that shows the transect zones, civic spaces, special districts (if any), and special requirements (if any) of areas subject to, or potentially subject to, regulation by this Code.

**Religious Use:** any use that is managed or funded by an organized religious institution or group.

**Residential:** a use that accommodates living space, including apartment units, condominium units, and attached or detached house units.

**Residential Density Incentives:** see Chapter 21.A.34 of the King County Code.

**Retail:** see Retail Store.

**Retail Store:** an establishment that generates income by selling a tangible good or product, excluding Eating and Drinking Places. Retail stores include book stores, apparel and accessories stores, sporting good stores, florists, electronic and appliance stores, grocery stores, pet stores, jewelry stores, shoe stores, gift shops, pet shops, home furnishing stores, antique/recycled goods stores, specialty retail stores, card shops, art supply stores, toy stores, and video and game stores. Adult-only retail uses are prohibited by this Code.

**Road:** a street type that is not characterized by a curb and gutter. Roads include swales and may also include shoulders. Roads are permitted in the T1, T2A, T2B, T2C, and T3 zones.

**Secure Community Transition Facility:** a facility for persons civilly committed and conditionally released to a less restrictive alternative. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services.

**Self Service Storage:** an establishment that includes rooms or compartments that may be rented for storage of personal items.

**Senior Citizen Assisted Living:** Senior housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen per unit, and may include the following support services, as deemed necessary: (A) Food preparation and dining areas; (B) Group activity areas; (C) Medical supervision; and (D) Similar activities.

**Setback:** the area of a lot measured from the property line to the primary building's facade. Setbacks generally do not include permanent structures, with the exception of permitted encroachments, such as some private frontages and projecting elements.

**Shared Parking:** parking spaces that are available to more than one use or lot.

**Shooting Range:** a facility designed to provide a confined space for safe target practice with firearms, archery equipment, or other weapons.

**Shoulder:** an unpaved surface between a swale and the vehicular pavement (travel lane, bike lane, on-street parking) of a street.

**Sidewalk:** the paved section of the public frontage dedicated exclusively to pedestrian activity.

**Single Family Residential Unit:** a unit in which the owner owns both the unit and the lot on which the unit is located. A maximum of one primary unit is allowed on the lot.

**Small Animals:** any animal other than livestock or animals considered to be predatory or wild which are kept outside a dwelling unit all or part of the time; animals considered predatory or wild, excluding those in zoo animal breeding facilities, shall be considered small animals when

they are taken into captivity for the purposes of breeding, domestication, training, hunting or exhibition.

**Social Services:** governmental agencies and non-profit organizations that provide services to advance human welfare and provide services to underserved populations.

**Soil Recycling Facility:** an establishment engaged in the collection, storage and treatment of contaminated soils to remove and reuse organic contaminants.

**Solar Photovoltaic/Solar Thermal Energy Systems:** the generation of energy through the use of solar photovoltaic and thermal energy systems.

**Special District:** an area that, by its intrinsic use, function, or configuration, cannot or should not conform to one or more of the transect zones or types of new communities regulated by this Code.

**Sports Club/Fitness Center:** an establishment engaged in operating physical fitness facilities and sports and recreation clubs.

**Square:** a civic space type designed for unstructured recreation and civic purposes that is spatially defined by building frontages.

**Stable:** a structure or facility in which horses or other livestock are kept for: (A) Boarding; (B) Training; (C) Riding lessons; (D) Breeding; (E) Rental; or (F) Personal use.

**Steppack:** a portion of an upper floor building facade that is recessed or set back from the plane of the ground floor building facade.

**Stoop:** a private frontage wherein the facade is aligned close to the built-to-zone with the first floor elevated from the sidewalk for privacy and with an exterior stair and landing at the entrance.

**Storefront:** a private frontage conventional for retail use (and some other commercial uses) that is located adjacent to a sidewalk or paved setback and includes substantial glazing on the ground floor building facade. Storefronts contain the primary entrance for a business. Storefronts often include awnings and other projecting shade structures.

**Street:** a general term for roadway, including vehicular travel lanes, bike lanes, on-street parking, and the adjacent public frontages. Street may also be used to describe a roadway that has a curb and gutter, unlike a road which has a swale and may have a shoulder. Such streets are permitted in the T2C, T3, T4, and T5 zones.

**Street Stub:** a planned street connection that has not been completed. Street stubs are built with the planned width of the street, but are only constructed to the edge of the development project or lot. Once the adjacent lot or phase of development commences, the street stub will be continued to complete the street connection.

**Swale:** a low or slightly depressed natural area for drainage. Swales are generally used within the public frontage along roads and may also include a shoulder.

**TDR:** see “Transfer of Development Rights”.

**Terrace:** a private frontage type that is an above-grade entrance or recess designed to allow light into basements and provide an elevated landing for the ground floor.

**Theater (Movie or Live Performance):** an establishment primarily engaged in the indoor exhibition of motion pictures or of live theatrical presentations.

**Traditional Neighborhood Development:** a new community type that includes a mix of T3, T4, and T5 zones and includes an interconnected street network with limited block sizes to encourage walking and pedestrian connections. All areas to be protected and preserved by the King County Critical Areas Ordinance (Chapter 21A.24 of the King County Code) are designated as the T1 zone.

**Transfer of Development Rights:** see Chapter 21A.37 of the King County Code.

**Transfer Station:** a staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites; and may also include recycling facilities involving collection or processing for shipment.

**Transit-Oriented Development:** a new community type that includes a mix of T4 and T5 zones and may include T3 zones. To qualify as a transit-oriented development, an existing or planned rail or bus rapid transit stop or a transit stop that provides (or will provide) frequent and direct service to a regional employment center (such as a downtown or corporate business park) or a regional transportation center (such as an airport, train station, or ferry building) shall be located within the transit-oriented development. For the purpose of this Code, frequent service means that a bus, train, light rail, or ferry leaves the transit facility every 10 to 30 minutes during commute hours, and direct service means that the average travel time from the transit facility to the regional employment center or regional transportation center is one hour or less.

**Transect:** a cross-section of the environment showing a range of different habitats. The rural-to-urban transect of King County is divided into 8 transect zones (T1-Natural, T2A-Agricultural Production, T2B-Rural, T2C-Rural Center, T3-Urban Medium, T4-Urban High, T5-Urban Center, and T6-Urban Core). These zones describe the physical form and character of a place, according to the density and intensity of its land use and urbanism. Special districts are areas that should not be treated with the same standards used for these transect zones. Standards for the T6 zone are not included in this regulating code.

**Transect Zone:** One of several areas on a regulating plan (zoning map) regulated by the regulating code. Transect zones are administratively similar to the land use zones in conventional zoning codes, except that in addition to the usual building use, density, height, and setback requirements,

other elements of the intended environment of the transect zone are integrated, including those of the private lot and building and public frontage.

**Trellis:** a projection made of latticework that is used as a screen or a support climbing plants.

**Turning Radius:** the curved edge of a street at an intersection, measured at the inside edge of the vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

**Urban Growth Boundary:** the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Growth Boundary for King County is identified in the King County Comprehensive Plan.

**Utility Facility:** a facility for the distribution or transmission of services, including: (A) Telephone exchanges; (B) Water pipelines, pumping or treatment stations; (C) Electrical substations; (D) Water storage reservoirs or tanks; (E) Municipal groundwater well-fields; (F) Regional surface water flow control and water quality facilities; (G) Natural gas pipelines, gate stations and limiting stations; (H) Propane, compressed natural gas and liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users; (I) Wastewater pipelines, lift stations, pump stations, regulator stations or odor control facilities; and (J) Communication cables, electrical wires and associated structural supports. Such facilities include the corridors within which the utilities are provided, such as a narrow strip of land containing underground or above-ground utilities and the area necessary to maintain those utilities. This corridor is contained within and is part of the utility right-of-way or dedicated easement.

**Variance:** a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code. Variances are granted in compliance with Section 21A.06.1355 of the Zoning Ordinance.

**Vactor Waste Receiving Facility:** a facility where vactor waste is brought for treatment and storage prior to final disposal.

**Vegetable Garden:** a garden used to grow and harvest vegetables and fruits.

**Veterinary Clinic:** a medical office or facility for the treatment of animals.

**Warrant:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its intent. The Director may grant warrants administratively.

**Wildlife shelter:** a facility for the temporary housing of sick, wounded or displaced wildlife.

**Wind Turbine:** a rotary device for converting wind energy into mechanical or electrical energy.

**Window Shade:** a projection from the facade that is located above or to the side of a window such that it will provide shade to the interior building space.



**Winery/Brewery:** an establishment primarily engaged in one or more of the following: (A) Growing grapes, fruit, or hops and manufacturing wine, cider, brandies, or beers; (B) Manufacturing wine, cider, brandies, or beers from grapes, hops, and other fruits grown elsewhere; and (C) Blending wines, cider, brandies, or beers.

**Wood Product Manufacturing (Excluding Furniture):** the manufacturing of wood products, except for wood furniture.

**Yard:** a planted private frontage wherein the facade is set back from the property line. Yards are visually continuous with adjacent yards. The yard is defined by its adjacent facade and property line, where the front yard is the area between the front facade and the front property line, the external side yard is the area between the external side facade and the external side property line, the internal side yard is the area between the internal side facade and the internal side property line, and the rear yard is the area between the rear facade and the rear property line.

**Zoning Code:** Title 21A of the King County Code.

**Zoning Map:** the official map or maps that are part of the zoning code and delineate the boundaries of individual zones and districts. This Code includes a Regulating Plan in lieu of a conventional zoning map.

This page intentionally left blank.